



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

July 08, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

15 July 8, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**DEPARTMENT OF HEALTH SERVICES:
EDWARD R. ROYBAL COMPREHENSIVE HEALTH CENTER
AIR HANDLER REPLACEMENT PROJECT
ESTABLISH CAPITAL PROJECT, APPROVE PROJECT BUDGET AND
APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 87219
FIRST DISTRICT
(3 VOTES)**

SUBJECT

Establish Capital Project No. 87219 for the Edward R. Roybal Comprehensive Health Center Air Handler Replacement Project; approve Project budget and authorize appropriation adjustment.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Edward R. Roybal Comprehensive Health Center Air Handler Replacement Project is exempt from the California Environmental Quality Act, for reasons stated herein and in the record of the Project.
2. Establish and approve Capital Project No. 87219 for the proposed Edward R. Roybal Comprehensive Health Center Air Handler Replacement Project with a total Project budget of \$1,200,000.
3. Approve an appropriation adjustment to reallocate \$1,200,000 from Various Refurbishments Project, Capital Project No. 86937, to Capital Project No. 87219 to fully fund the Project.
4. Authorize the Internal Services Department, in its capacity as the Purchasing Agent, to proceed

with the acquisition and installation of the air handlers system in accordance with the County's Purchasing Policies and Procedures.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the proposed Project is exempt from California Environmental Quality Act (CEQA), and authorize the Director of Internal Services (ISD), in his capacity as the County's Purchasing Agent, to proceed with the acquisition and installation of eight new air handlers at the Edward R. Roybal Comprehensive Health Center (Roybal) through a competitive bid, as a turnkey project using a single contract vendor, that will be responsible for all aspects of the project due to the specialized nature of installation and the need to meet certain code requirements.

The proposed Project will replace eight existing roof-top air handler units with new energy-efficient systems and will include, but is not limited to, removal of the old equipment, including associated ductwork, compressors, and condensers. The proposed Project will also include testing, measuring, adjusting and balancing of the air system, associated new ductwork, necessary roof repairs, fabrication of platform, electrical connections, new compressors, condenser, and automated controls.

The existing eight air handlers are approximately 34 years old, well beyond their useful life and experience frequent breakdowns. In addition, repairs and maintenance of the air handlers are increasingly difficult as parts for the aging systems are either hard to find or are often no longer available. The air handlers require a variety of repair services each month, as these old systems cannot reliably cool the facility in an efficient or consistent manner. This poses as an environmental health and safety hazard for both patients and staff and impacts the delivery of patient care.

The new energy-efficient systems will have the capacity to adequately cool and heat the facility during extreme weather months while reducing the facility's overall energy use.

Installation of the new systems is estimated to be completed within 12 months after Board approval.

The acquisition of the equipment for the proposed Project falls under the statutory authority of the County's Purchasing Agent; however, because of the specialized nature of the installation and the need to meet certain code requirements, the service component associated with installation labor costs will exceed the authority of the Purchasing Agent. Board approval is required for the Purchasing Agent to proceed with this aspect of the acquisition.

Green Building/Sustainable Design Program

The proposed Project will support the Board's Policy for Green Building/Sustainable Design Program, as the new air handler system will reduce the overall amount of energy to cool and heat this facility.

Implementation of Strategic Plan Goals

The recommended actions will support Operational Effectiveness (Goal 1) and Fiscal Sustainability (Goal 2) of the County's updated Strategic Plan by ensuring reliable availability of medical services and public safety to the community.

FISCAL IMPACT/FINANCING

The total estimated Project cost is \$1,200,000, including design work, equipment, installation, contingency, and other related project costs. Approval of the attached appropriation adjustment (Attachment I) will reallocate \$1,200,000 from Various Refurbishments Project, Capital Project No. 86937, to Capital Project No. 87219.

Sufficient appropriation will be available in the Fiscal Year 2014-15 Capital Projects/Refurbishment Budget to fully fund the proposed Project.

The single contract vendor will provide a warranty for parts and labor for a period of 12 months. Department of Health Services (DHS) will purchase an extended warranty for an additional two years of maintenance at an estimated cost of \$8,500 per year, for a total estimated cost of \$17,000, which will be funded within the DHS' operating budget in future fiscal years as needed.

The proposed Project Schedule and Budget Summary are included in Attachment II.

Operating Budget Impact

This Project will not have an impact on the current operational budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, Civic Arts fees do not apply to the proposed Project (Capital Project No. 87219) since the equipment acquired is at a set price through a purchase order.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from the CEQA. The proposed Project, to replace eight existing roof-top air handler units, including removal of old equipment, testing, measuring, adjusting and balancing of the air system, associated new ductwork, necessary roof repairs, fabrication of platform, electrical connections, new compressors, condenser and automated controls, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301(a) (d) and Section 15302 of the State CEQA Guidelines and Class 1(d) of the Document Reporting Procedures and Guidelines, Appendix G. In addition, the proposed Project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project records.

CONTRACTING PROCESS

This is a commodity purchase under the statutory authority of the County Purchasing Agent. The purchase will be requisitioned through and accomplished by the Purchasing Agent in accordance with the County's Purchasing policies and procedures, established by the ISD.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

All critical work will be completed during off hours and on the weekends in order to minimize disruptions to patient services.

CONCLUSION

Please return one adopted copy of the Board letter to the Chief Executive Office, Facilities and Asset Management Division, and to the Department of Health Services, Capital Projects Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a horizontal line.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:TH:rp

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Internal Services

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S. NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

July 8, 2014

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

3 - VOTES

SOURCES

HEALTH SERVICES
Health Services Various Refurbishments
A01-CP-6014-65036-86937
Capital Assets - Building Improvements
DECREASE APPROPRIATION

\$1,200,000

USES

HEALTH SERVICES
Roybal Air Handler Replacement Project
A01-CP-6014-65036-87219
Capital Assets - Building Improvements
INCREASE APPROPRIATION

\$1,200,000

SOURCES TOTAL: \$ 1,200,000

USES TOTAL: \$ 1,200,000

JUSTIFICATION

This appropriation is necessary to fully fund the Roybal Air Handler Replacement Project, CP 87219.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES


AUTHORIZED SIGNATURE [NAME]

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---

☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO.

004

June 23 20 14

☒ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY

June 25 20 14

July 8, 2014

Attachment II

**DEPARTMENT OF HEALTH SERVICES:
EDWARD R. ROYBAL COMPREHENSIVE HEALTH CENTER
AIR HANDLER REPLACEMENT PROJECT
ESTABLISH CAPITAL PROJECT, APPROVE PROJECT BUDGET AND
APPROPRIATION ADJUSTMENT
CAPITAL PROJECT NO. 87219
(FIRST DISTRICT)
(3 VOTES)**

I. PROJECT SCHEDULE

<u>Project Activity</u>	<u>Estimated Scheduled Completion Date</u>
Release of Solicitation Document	May 2014
Issue Purchase Order Contract	July 2014
Complete Design Documents	August 2014
Obtain Jurisdictional Approval	Sept. 2014
Construction Substantial Completion	May 2015

II. BUDGET SUMMARY	
<u>Budget Category</u>	<u>Proposed Budget</u>
Design	20,000
Equipment	909,000
Installation	130,000
Planning Contingency	75,000
Testing/Inspection/Permit Fees	66,000
Total	\$1,200,000